



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## **ARCHITECTURAL REVIEW BOARD**

**THURSDAY, JUNE 19, 2003**

**THE VILLAS MEETING ROOM**  
**(Located adjacent to City Hall, at rear of building)**  
**CIVIC CENTER**  
**17555 PEAK AVENUE**  
**MORGAN HILL, CA**

### **BOARD MEMBERS**

CHAIR, YARMILA KENNETT  
VICE-CHAIR, ROD MARTIN  
JAMES FRUIT  
JERRY PYLE  
VACANCY

**REGULAR MEETING –7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Architectural Review Board meetings:*

- *All Architectural Review Board proceedings are tape-recorded.*
- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*

- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** May 1, 2003

**CONSENT CALENDAR:**

1. **EXTENSION OF TIME (SR-01-30), EOT-03-09: TENNANT-SAFEWAY:** A request for a one year extension of site, architectural and landscape plan approval to allow the construction of a 54,799 sq. ft. grocery store, a 7658 sq. ft. office building, and a 12-pump fuel center with kiosk within the Tennant Station shopping center located at the south east corner of the intersection of Monterey Rd. and Tennant Ave. (APN 817-06-039 & 040)

**Recommendation:** Adopt Resolution No. 03-018, approving request.

2. **SITE REVIEW, SR-03-04: CONDIT-THE FORD STORE:** A request for site, landscape and architectural plan approval for the construction of a 30,027-sf Ford Dealership on an approximate six-acre lot. The subject site is zoned Planned Unit Development (Highway Commercial) and is located between Condit Rd. and Hwy 101, north of E. Dunne Ave. (APN 728-17-019)

**Recommendation:** Adopt Resolution No. 03-017, approving request.

**OLD BUSINESS:**

3. **REVIEW OF PLAN DETAIL FOR CHURCH-SOUTH COUNTY HOUSING:** A request for site and architectural approval of a Planned Unit Development, South County Housing, consisting of mixed residential, office, community center, and day care facility. The Board granted conditional approval of the project, subject to the amendments as identified in the July 11, 2002 Board Minutes . (APN's 817-02-03, 04, 05, 022, 023 & 038)

**Recommendation:** Review and approval by minute action of revised plans.

**NEW BUSINESS:**

4. **SITE REVIEW, SR-03-13: MADRONE-COMCAST PARKING LOT/TBI:** A request for site and landscape plan approval for a 184 stall parking lot on a two acre parcel located on the north side of Madrone Parkway, east of Monterey Rd. An Environmental Impact Report has been prepared and certified for Madrone Business Park development of which this site is a portion thereof. (APN726-35-012)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 03-019, approving request.

**OTHER BUSINESS:**

5. **ARCHITECTURAL REVIEW HANDBOOK:**

**Recommendation:** Discussion

**ANNOUNCEMENTS:**

**ADJOURNMENT:**

***SPEAKER CARD***

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

***NOTICE***

***AMERICANS WITH DISABILITY ACT (ADA)***

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

***NOTICE***

***NOTICE IS GIVEN*** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*